



Environmental Planning Commission

***Agenda Number: 02
Project Number: 1001770
Case #: 14EPC-40007 and 40008
March 13, 2014***

Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Apple Investor Group
<i>Request</i>	Amend Site Dev Plan Subdivision Site Dev Plan for Building Permit
<i>Legal Description</i>	Tract 1-A-2-A, 1-A-1-A Lands of Joel P. Taylor
<i>Location</i>	Coors Blvd, between Montañó Rd and Montañó Plaza Rd
<i>Size</i>	Approximately .9 acre
<i>Existing Zoning</i>	C-2 (SC)
<i>Proposed Zoning</i>	NO CHANGE

Staff Recommendation

APPROVAL of 14EPC 40007 based on the Findings beginning on Page 13, and subject to the Conditions of Approval beginning on Page 16.

APPROVAL of 14EPC 40008 based on the Findings beginning on Page 16, and subject to the Conditions of Approval beginning on Page 20.

***Staff Planner
Maggie Gould, Planner***

Summary of Analysis

This is a two part request for an amendment to a Site Development Plan for Subdivision (SPSD) and for approval of a Site Development Plan for Building Permit (SPBP). The applicant proposes to amend the SPSP to combine two lots and allow height per the Coors Corridor Plan (CCP).

The SPBP will require a waiver the height regulations of the CCP in order to allow an elevator tower for the proposed 6, 500 square foot restaurant with roof top patio. The tower will be no more than 260 sqf; about 4% of the building.

The subject site within the Established Urban area of the Comprehensive Plan, the Taylor Ranch Community area of the West Side Strategic Plan and Segment 3 of the Coors Corridor Plan. The request furthers many goals and policies of these plans.

A facilitated meeting was held February 27th. Support was expressed for the use, concerns were expressed about the height, color and style and traffic.



City Departments and other interested agencies reviewed this application 2-3-14 to 2-14-14
Agency comments used in the preparation of this report begin on Page 21.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	C-2 (SC)	Developing Urban, West Side Strategic Plan, Coors Corridor Plan	Vacant
<i>North</i>	SU-1 for C-1 Uses	Developing Urban, West Side Strategic Plan, Coors Corridor Plan	Commercial
<i>South</i>	C-2 (SC)	Developing Urban, West Side Strategic Plan, Coors Corridor Plan	Commercial
<i>East</i>	SU-1 for RA-1 and Wireless Telecom Facility, SU-1 for Children's home and Wireless Telecom Facility	Developing Urban, West Side Strategic Plan, Coors Corridor Plan	Residential , Commercial
<i>West</i>	R-2	Developing Urban, West Side Strategic Plan, Coors Corridor Plan	Residential

II. INTRODUCTION

Proposal

This is two part request; an amendment to an existing Site Development Plan for Subdivision and a request for approval of a Site Development Plan for Building Permit in a shopping center site. If the request is approved the applicant will construct an approximately 6,500 square foot restaurant with a roof top patio.

EPC Role

The EPC has discretion over the Shopping Center Site per §14-16-3-2(A), (B) and (C). The EPC is the approval body for these requests, unless the EPC decision is appealed. If the EPC decision is appealed, it will then go to the City Council.

History/Background

The entire shopping center site, 27 acres was annexed into the city in 1983 (AZ-83-2) and (Z-83-17). This request established C-2 zoning on 20 acres and RA-1 on 7 acres. In 1985 and 1998 the RA-1 was changed to C-2 (Z-89-36) according to Planning Department files. The

existing Site Development Plan for Subdivision was approved 1987 and amended in 1988. Staff was unable to find the original report for this action.

Context

The site is currently used as excess parking for the Montañño Plaza shopping center. The shopping center is developed with linear retail strips along the east side of the site and four free-standing retail buildings to the west of the strip.

The use will complement the existing uses in the shopping center by adding another restaurant. The site circulation will use existing entry points and existing parking.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Coors Boulevard and Montañño Road as a Principal Arterials.

The Long Range Roadway System designates Montañño Plaza as a Local street.

Comprehensive Plan Corridor Designation

Coors Boulevard and Montañño Road are designated as Major Transit Corridors.

Trails/Bikeways Coors Boulevard contains a bicycle lane.

Transit Refer to Transit Agency comments

Public Facilities/Community Services Refer to the Public Facilities Map in the packet.

II. ANALYSIS -- APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned C-2(SC). This designation adds Shopping Center (SC) regulations to the underlying C-2 zone. The use, restaurant, is allowed under the current zoning. The approval procedure is the same as for the SU-1 zone.

§14-16-3-2(C) Procedure.

(1) Approval and revision of plans is the same procedure as for SU-1 plans.

(2) The Planning Commission may review the plan and progress of development at least every four years until it is fully implemented to determine if it should be amended.

Definitions

Shopping Center Site. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. Shopping center sites are subject to the shopping center regulations of the Zoning Code, § 14-16-3-2.

Site Development Plan for Subdivision The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Site Development Plan for Building Permit. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

Applicable policies include:

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

Economic Development

Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

Activity Centers

The Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

Policy a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a “park once” atmosphere.

Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaña Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

Westside Strategic Plan (WSSP) (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Taylor Ranch Community, located entirely below, or east of,

the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south. The Taylor Ranch Community Activity Center is located generally in the vicinity of the Coors Boulevard and Montaño Road intersection.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment. Policies 3.12, 3.15 and 3.16 are furthered by this request.

Coors Corridor Plan (CCP)(Rank 3)

The Coors Corridor Plan (CCP) was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard). The plan emphasizes Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 3 of the CCP, Western Trail to the Calabacillas Arroyo.

Relevant goals/policies include the following:

CCP General Policies Section b. site planning and architecture

Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building will be in an existing commercial area adjacent to Coors Blvd. The patio entrance faces Montaño Plaza Drive. There will be a pedestrian connection from the building to Montaño Drive. The design features a building of which a majority meets the requirements of the CCP. The size is less than what was original approved on the Site Development Plan for Subdivision and will be accessible for other areas of the shopping center. Policy 2. is mostly furthered by this request.

Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd. This request furthers Policy b.4

Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montañño Drive than to Coors. The site will utilize the existing street trees along Coors. Policy b.6 is furthered by this request.

Land Use Goal 1.a: Traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods.

The site is part of an existing shopping center. The proposed building will not be adjacent to residential development. The site is served by transit and can be accessed by bicycle. Land Use Goal 1.a is furthered by this request

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Site Plan Layout / Configuration

The original Site Development Plan for Subdivision showed two buildings on the subject site; which is two lots; one building approximately 4,990 square feet and one approximately 5,020 square feet for a total of 10,010 square feet. The applicant proposes to amend this to develop one building of approximately 6,475 square feet, approximately 64% of the previously approved square footage. The proposed building will be considerably smaller than square footage of the two previously shown buildings. The site is shown as pad sites "D" on the original Site Development Plan for Subdivision.

The original Site Development Plan contained 5 notes:

1. Signs not to exceed 5' in height 250 SF max.
2. Buildings in "Pad" Areas- shops "C", "D", BLDG Area 3 and BLDG area 4- not to exceed 16 feet in height
3. Parapets of all buildings shall be below site line to Bosque- Coors elevation 4' - Driver HT
4. Any visible rooftop equipment to be screened
5. All buildings shall conform to similar architectural design, with same exterior colors- off-white trim, tan/brown stucco and red/brown brick.

The applicant proposes to amend these notes as follows:

1. Signs not to exceed 5' in height 250 SF max.

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- ~~2. Buildings in "Pad" Areas shops "C", "D", BLDG Area 3 and BLDG area 4 not to exceed 16 feet in height~~
 - ~~3. Parapets of all buildings shall be below site line to Bosque Coors elevation 4' Driver HT Height shall be regulated by the Coors Corridor Plan~~
 4. Any visible rooftop equipment to be screened
 - ~~5. All buildings shall conform to similar architectural design, with same exterior colors- off-white trim, tan/brown stucco and red/brown brick.~~

The subject site is designated as "Proposed Shops "D"". The original Site Development Plan for Subdivision is somewhat difficult to read. Staff found an additional copy of this plan from a 2002 Administrative Amendment submittal that clearly shows site as "future shops D-1 and D-2".

The removal of Note 2 would allow the subject site to develop under the same height regulations that governed the development of the majority of the site. The resulting development would be compatible with the existing development because it will be of a similar The strip buildings to the east and the Wal-greens site to the south were developed under the regulations of the Coors Corridor Plan.

The removal of Note 3 would be addressed by the Coors Corridor Plan. The plan establishes a view plane at 4 feet above Coors Boulevard for all buildings in segments three and four of the plan area.

Removing the last portion of Note 5 does not alter the intent of this note that all buildings on the site have a similar character and style.

The applicant states that the proposed changes to color will allow a more contemporary southwestern style building. The new design will update the center with more modern materials.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to construct a 6,475 restaurant with a patio on the roof.

If the request to amend the Site Development Plan for Subdivision is approved, then the proposed building will be subject to height requirements of the Coors Corridor Plan. If the changes to the Site Development Plan for Subdivision are not approved, the proposed building would not be able to develop the roof top patio and would have decrease the building height to 16 feet.

Waiver to the View Plane Regulations of the Coors Corridor Plan

The applicant is asking for a waiver to the view requirements for segments 3 and 4 of the Coors Corridor Plan (CCP), per the process outlined on page 111 of the plan. The CCP allows waivers to the regulations of the plan for hardships and for exceptional design.

"a. Hardship: The intent of all of the guidelines must be met. The burden is upon the applicant to demonstrate that the required building setbacks, height, and bulk cannot be reasonably attained on the specific site, because of the configuration, dimensions or configuration of that site;"

“b. Exceptional Design : If the applicant can demonstrate that an exceptional or superior design can be achieved which still meets the intent of the policies of the Coors Corridor Plan.”

The applicant states that the site is subject to a hardship in that it is part of an existing paved parking lot. There no way to alter the finished grade of the site to allow a lower building through excavation.

The applicant posits that the rooftop patio will be a unique design element. The patio will provide an opportunity for members of the public to enjoy the exceptional views of the Bosque and the Sandias. The patio is a new design and will be one of the first in the nation if approved. The applicant states that the proposed design will be a contemporary translation of the shopping center design, using more modern materials and colors. The proposal will also reduce the amount of parking adjacent to Coors.

The majority of the building complies with height regulations, only the elevator tower, approximately 4 % of the building would be out of compliance.

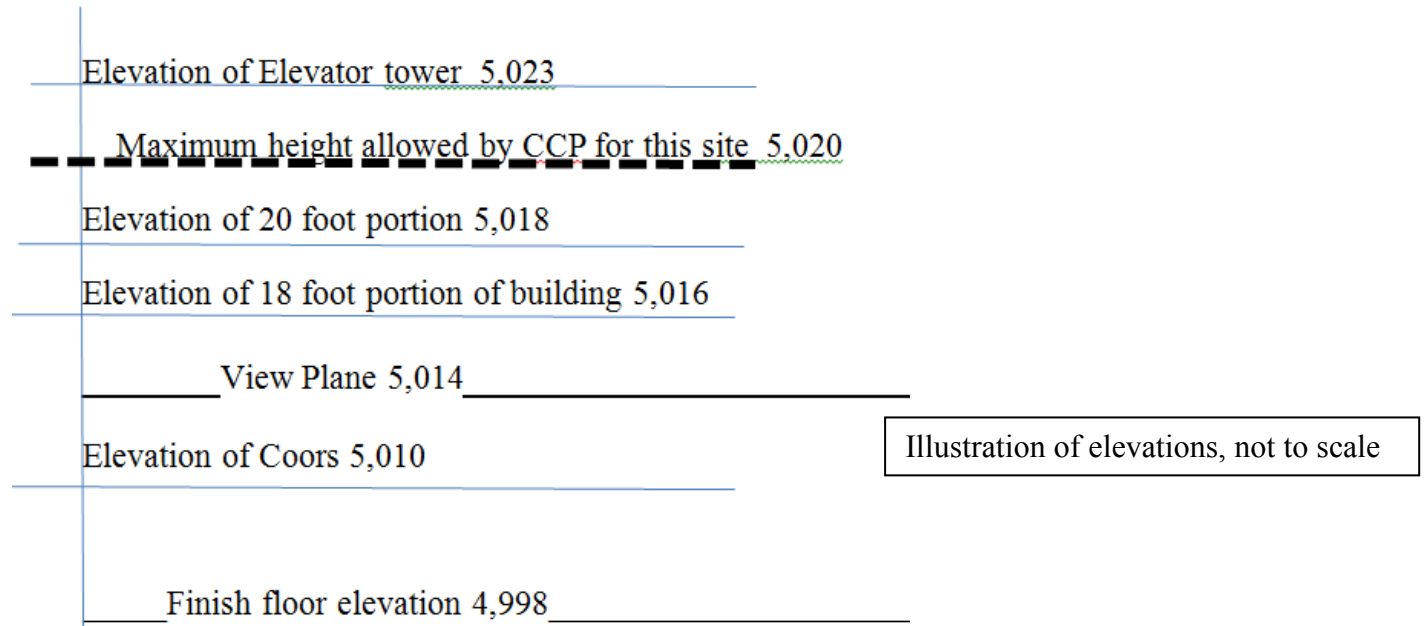
The proposed restaurant will be approximately 18 feet in height for most of the building. The elevator tower will be 25 feet 8 inches in height and limited to a footprint of 260 square feet, or approximately 4 percent of the building footprint.

The balance of the building will be constructed at or below a height of 20 feet 8 inches in compliance with the view regulations in the Coors Corridor Plan.

The proposed building ranges in height from 18 feet, 6 inches to 20 feet 8 inches. The Coors Corridor Plan (CCP) establishes a view plane at four feet above the elevation of the east edge of the east driving lane of Coors Boulevard. This view plane then extends at a 90 degree angle to the eastern boundary of the Corridor (page 103, CCP). The intent of the view plane is to preserve views to the Sandia Mountains and Bosque.

The plan allows a building to exceed the view plane by one third of its height. The elevation of Coors is 5,010 feet at the site. The view plane would be 5,014 feet above sea level. The finish floor of the building is shown as 4,998. One third of the building height would be 6.2 feet. The elevation of the view plane, 5,014, plus 6.2 feet equals 5,020 feet above sea level. So an elevation of 5,020 would be the maximum building height allowed under the Coors Corridor plan. The majority of the building would be 5,016.5 feet above sea level. The majority of the building would comply with the CCP.

The elevator tower is only a small portion of the building and would be needed in order to access the roof top patio.



Site Plan Layout / Configuration

The building would have a main entrance facing east and a patio entrance facing north. The accessible parking spaces are adjacent to the main entrance. This placement complies with zoning code.

A rooftop patio is proposed. The patio would face east and would be accessed by an elevator. The elevator tower will be the highest point of the building. Parking is distributed around the building, this complies with the off-street regulations §14-16-3-1(H) (5), which calls for breaking up parking into small subareas.

A dumpster is proposed in the southwest corner of the site; away from the roof top patio. No details are provided regarding style or color; a dumpster will be required to match the building and be developed per the Zoning Code.

Public Outdoor Space

The applicant proposes an approximately 1,000 square foot outdoor patio on the roof level of the building.

Vehicular Access, Circulation and Parking

Access to the site is from Montañó Plaza drive via an existing 35 foot drive aisle. Parking is distributed around the building.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site is served by the 790 Rapid Ride line, and the 155, 96 and 162 routes. There is Rapid Stop about 300 feet from the site.

Walls/Fences No wall or fences are proposed.

Lighting and Security

Building mounted lights are proposed at approximately nine feet in height at regular intervals around the building. Four new light poles are proposed near each corner of the building. The light poles will not exceed 20 feet in height, per§ 14-16-3-10(E).

Landscaping

The landscaping plan proposes 3, 522 square feet of new landscaping. The required square footage of landscaping would 4,959. The applicant must show that the existing landscaping makes up the difference or additional landscaping must be provided.

The landscaping plan contains predominately medium water usage plant species; all species are appropriate for the area. Staff would recommend replacing Green Mound Juniper with a lower allergy rated plant.

Grading, Drainage, Utility Plans

The site slopes slightly from west to east; with about a 2 foot change in grade. The new building will use the existing drainage infrastructure. New landscaping may help retain runoff on site.

Architecture

The proposed building design contains a mix of gray stacked stone veneer, dark brown, wood texture fiberboard siding and a reddish-brown finish on all facades. A decorative arch is proposed over the main entrance and the design shows multiple windows with red awnings. A roof top patio is proposed on the east side of the building. The patio will have cloth awnings for shade. Access to the patio will be provided using an elevator. The elevator tower will have a stacked stone finish.

The west façade, facing Coors, is fairly plain. It has minimal articulation and detailing. Since this is the side that will be seen by many people from Coors, staff would recommend adding some details.

Most of the buildings in the shopping center have tan or light brown stucco and white trim, in accordance with the approved Site Development Plan for Subdivision. The newer buildings at the south end of the site have stacked stone and are less southwestern style, but still use the stucco colors in the rest of the development.

Staff would recommend that the color and materials be altered to more closely match the existing character of the shopping center. The fiberboard could be replaced with stucco to match the existing buildings. The colors shown for the CMU and exterior finish coat could either be replaced with stucco or the color could be altered to light tan or light brown; this would more

closely match the existing buildings and comply with the intent of the Site Development Plan for Subdivision to have the buildings have the same character

Signage

The applicant proposes 3 building mounted signs; each 16 square feet in area. The signage on the east patio will be illuminated. The signage meets the requirements of the Coors Corridor Plan to have no more than 75 square feet of building signage (page 113) The Site Development Plan for Subdivision seems to only address monument signs, “sign up to 5 feet in height, not to exceed 250 square feet.”

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The comments from City Engineer, Municipal Development and NM Department of Transportation regarding future improvements, access and clear sight have been incorporated as conditions. Comments from Code Enforcement regarding pedestrian walkway are also included as conditions.

Neighborhood/Public

Property owners within 100 feet of the site and the Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhoods were notified.

A facilitated meeting was held February 27th. Neighborhood residents general support the use of the site as a location for the proposed restaurant. There were concerns regarding compliance with the CCP, traffic, the architectural style and the loss of parking for people who use the lot as a park and ride.

Traffic

The proposed building will use the same layout as the existing shopping center; the building will actually be smaller than the two previous buildings shown on the Site Development Plan for Subdivision.

Style and color

According to the meeting notes, the applicant will explore ways to make the building more territorial.

Coors Corridor Plans/Views

The applicant will limit the height of building to 20 feet 8 inches and the height of the tower to 25 feet 8 inches.

Parking for Transit Users

The City does not have an agreement in place with shopping center; people who have been using the site have been doing so without the permission of the center. Staff spoke to Andrew Garcia,

Senior Planner with Transit. The Transit Department is aware that Park and Ride facilities are needed in the area. A minimum of 2.5 acres are required to develop a Park and Ride Facility. The Transit Department is looking for possible sites, but finding affordable, appropriately sized lots in the area has been difficult.

As of this writing, staff has not received any comments from adjacent property owners or neighborhoods, except for the Facilitated Meeting report.

V. CONCLUSION

The proposed amendment to the Site Development Plan for Subdivision does not conflict with any of the goals and policies of the applicable plans. The proposed changes will still require a building that is similar to the surrounding buildings in height, style and color.

The proposed Site Development for Building Permit meets the intent of many goals and policies of the applicable plans, including those regarding economic development, location of commercial buildings and landscaping. The Proposed Site Development Plan for Building Permit may not completely further the policies in the Coors Corridor Plan regarding views because the elevator tower will exceed the allowed height.

Staff recommends the following conditions to address compliance with the Coors Corridor Plan the previously approved Site Development Plan for Subdivision:

1. The fiberboard siding shall be replaced with tan or light brown stucco.
2. The exterior finish system shall use a tan or light brown color.
3. The Green Mound Juniper shown on the landscaping plan shall be replaced with a similar evergreen of lower allergy potential.
4. Additional architectural details shall be added to the west façade of building, such as changes in color, materials or articulation.

FINDINGS – 14 EPC-40007, March 13, 2014, Amend Site Development Plan for Subdivision

1. This is a request for an amendment to a Site development Plan for Subdivision for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor, located on Coors Blvd. between Montañó and Montañó Plaza and containing approximately .9 acres.
2. The request will replace the two proposed building footprints, Pad sites “D”, with a single building.
3. The proposed use is permissive under the existing zoning. The applicant is seeking to amend the Site Plan notes regarding height and color, in order to develop a more contemporary Southwestern style restaurant and to allow an elevator tower to access the proposed rooftop patio.
4. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.
5. The subject is within Established Urban Area of the Comprehensive Plan, The Taylor Ranch Community area of the Westside Strategic Plan, Coors/Montañó Community Activity center, and within Segment 3 of the Coors Corridor plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following applicable policies of the Comprehensive Plan:
Established Urban Areas
 - a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.
 - b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

- c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

- d) Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

- e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- f) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- g) Activity Centers Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”
- h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a “park once” atmosphere.

- i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

8. The request is consistent with the following applicable policies of the Westside Strategic Plan.
- a. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.
 - b. Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
 - c. Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.
- The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment.***
9. The request is consistent with the following applicable policies of the Coors Corridor Plan.

- a. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building will be in an existing commercial area adjacent to Coors Blvd. A patio entrance faces Montaño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.

- b. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be

irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.

- c. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.

10. A Site Development Plan for Building Permit is heard concurrently with this request.
11. A facilitated Meeting was held on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building, compliance with height regulations of the Coors Corridor Plan and loss of parking for transit users.

RECOMMENDATION – 14 EPC 40007, March 13th, 2013

APPROVAL/ of 14 EPC-40007, a request to Amend Site Development Plan for Subdivision, for tract 1-A-2-A and 1-A-1-A, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC-40007, March 13, 2014- Amend Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

FINDINGS - 14EPC-40008, March 13, 2014 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor located on Coors Blvd. between Montañño and Montañño Plaza and containing approximately .9 acres.
2. The proposed use, restaurant is allowed under the existing zone. The applicant is asking for a waiver of the height requirements in the Coors Corridor Plan in order to add an elevator tower to access a roof top patio.
3. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.
4. The subject is within Established Urban Area of the Comprehensive Plan, the Coors/Montañño Community Activity Center, Taylor Ranch Community area of the Westside Strategic Plan and within Segment 3 of the Coors Corridor plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the following applicable policies of the Comprehensive Plan:

Established Urban Areas

- a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.

- b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

- c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

- d) Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

- e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

- f) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- g) Activity Centers Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

- h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a “park once” atmosphere.

- i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings

and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

7. The request is consistent with the following applicable policies of the Westside Strategic Plan.
- a) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.
 - b) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
 - c) Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment.

8. The request is consistent with the following applicable policies of the Coors Corridor Plan.
- d. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.
The proposed building will be in an existing commercial area adjacent to Coors Blvd. The patio entrance faces Montañño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.
 - e. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.
The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.
 - f. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.

9. An amendment to the previously approved Site Development Plan for Subdivision is heard concurrently with this request.
10. The Site Development Plan for Building Permit deviates from the height requirements of the Coors Corridor Plan. The EPC supports this deviation based on findings 6, 7 and 8.
11. A facilitated Meeting was held on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building and compliance with height regulations of the Coors Corridor Plan. Additional concerns were expressed about traffic and loss of parking for transit users.

RECOMMENDATION - 14EPC-40008, March 13, 2014

APPROVAL of 14EPC-40008, a request for Site Development Plan for Building Permit, for Tract 1-A-2-A, 1-A-1-A Lands of Joel P. Taylor based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC 40008, March 13th 2014-Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Pedestrian walkways shall be minimum 6 feet in width, per §14-16-3-1(H)(1) of the Zoning Code or 8 feet in width where building facades abut parking areas per §14-16-3-1-(H)(4).
4. Dumpster enclosure shall be of similar material to building and shall be a solid wall or fence.

-
5. Landscaping shall be provided per the zoning code; the applicant may add additional new landscaping or demonstrate that the combination of the existing and proposed landscape meets the requirement.
 6. Conditions from City Engineer, Municipal Development and NMDOT:
 - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
*This includes responding to all comments provided in detail under Transportation Comments.
 - C. Provide Cross-Access Agreements
 - D. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan:
“Landscaping, fencing and signing will not interfere with clear sight requirements.
Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
 7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-

Maggie Gould, Planner

Notice of Decision cc list:

Jim Strozier, Consensus Planning	320 8th Street NW	ABQ, NM 87102
Apple Investor Group	917 Ravenwood Way	Canton GA 30115
Ray Shortridge	4800 College Heights Dr NW	ABQ, NM 87120
Rene Horvath	5515 Palomino DR. NW	ABQ, NM 87120
Candelaria Patterson	7608 Elderwood NW	ABQ, NM 87120
Harry Hendriksen	10592 Rio del Sole Ct NW	ABQ, NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Maximum signage square footage allowed in the Coors Corridor Plan is 75 square feet. See page 113 of the Coors Corridor plan.

Pedestrian walkways minimum width 6' 14-16-3-1 (H)(1)

Where building facades abut parking areas pedestrian sidewalks no less than 8' in width 14-16-3-1(H)(4)

Street trees per 14-16-3-10(G)(2)

Office of Neighborhood Coordination

Taylor Ranch NA (R)

Westside Coalition of NA's

2/3/14 – Recommended for Facilitation – siw

2/7/14 - Assigned to David Gold – th

2/27/14 Facilitated Meeting

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- The proposed pedestrian access from Montano Plaza Dr. sidewalk to the building must be complete prior to issuance of Certificate of Occupancy.
- General Notes referencing transportation facility dimensions are not in alignment with labeled dimensions on the site plan. Please correct.
- Project Summary text needs to be rewritten to say "The site plan shall comply with the approved Montano Plaza Site Development Plan." The approved plan must be reviewed and approved through the DRB process.
- Non-standard parking stalls shall be labeled "compact".

Transportation Planning (Department of Municipal Development):

- Comments submitted separately.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- The NMDOT has no objections to the site amendment. The NMDOT does not allow any development advertisement and/or signs within the state Right-of-way.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed **Amended Site Development – Building Permit** shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. *This includes responding to all comments provided in detail under Transportation Comments.
3. Provide Cross-Access Agreements
4. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Hydrology Development

Amended Site Plan Bldg Permit

Since a Conceptual Grading Plan was not submitted, Hydrology does not have any comments. When submitting to DRB, provide a conceptual grading and drainage plan.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Coors Blvd. (NM 45) is a NMDOT-owned and maintained facility. Per the Long Range Bikeway System Map, Coors Blvd. currently contains on-street bike lanes along the frontage of this site. There are no other comments regarding roadway system facilities.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

The Water Utility Authority has no adverse comments on any of the EPC cases scheduled to be heard on March 13.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design No comments

Open Space Division No comment received

City Forester No comment received

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Amended Site Development Plan for Shopping Center request at this time due to limited information pertaining to facility lights vs. landscaping, pedestrian traffic flow, video surveillance capabilities, etc.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved- must comply with SWMD Ordinances and Spec's

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Route 155, Coors Route, Route 790, Blue line Rapid Ride, Route 96, Crosstown commuter pass the site on Coors. Existing bus stop 500' south serving the above-mentioned routes.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.